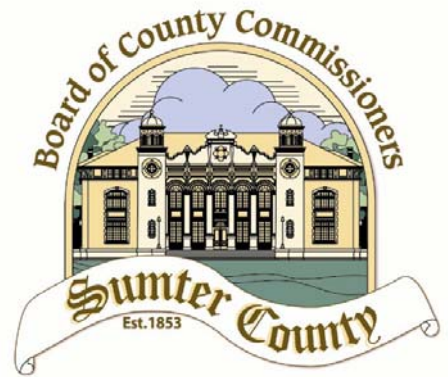


Board of County Commissioners

Division of Planning & Development

Code Compliance Department

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CODE ENFORCEMENT BOARD

May 8, 2006

The regular meeting of the Code Enforcement Board of Sumter County, Florida was called to order on Monday, May 8, 2006, at 6:00 P.M. followed by the Pledge of Allegiance.

The following board members were present: Chairperson-Horton Barnes, Drexel Clark, Dixie Ruzzo, Tommy Messer, Cheryl Barnes, Charles Castle, and Terry Pasko.

Present from the Code Compliance staff were Paul Jochum-Code Compliance Manager, Al Folden-Code Compliance Inspector, and Alysia Akins-Code Enforcement Board Secretary.

Dave Davis, attorney for the Sumter County Code Compliance Inspectors, and Randall Thornton, attorney for the Code Enforcement Board, were present.

Mrs. Ruzzo made a motion to approve the minutes from the April 10, 2006 meeting.
Mr. Pasko seconded the motion and the motion carried.

Mr. Jochum and Mr. Folden were sworn in.

Old Business:

The following cases have complied:

05-0470/Talley
05-0399/Williams
05-0472/Gray
05-0525/Parsley
05-0593/Lewis

The following cases have not complied:

05-0559/Lindsay
05-0603/Kinikin
06-0072/Spillman

New Business:

File: CE2004-0528/Cedar Acres-Torres

911 Address: 7638 CR 109G/Lady Lake

Parcel: D01C265/OR – 273, PG – 593

SCCV: 6-104(2), 21-1(A), 13-E-312 SHC 307.4, 6-104(5), and 13-E-312 SHC 305.23.1

The Respondents were not present. Mr. Jochum testified the Notice for Hearing had been sent by certified mail and was received by Cedar Acres on 3/20/06 and by Ms. Torres on 3/18/06. Mr. Jochum testified 5/8/06 had been his last visit to the property and found the property in non-compliance. Mr. Jochum submitted photographs into the record that were taken on 10/27/04, 2/28/05,

3/29/05, 5/12/05, 3/14/06, and 5/8/06 reflecting the violations, which consisted of household garbage, trash, litter, and debris. Mr. Jochum testified Ms. Torres has an agreement for deed with Cedar Acres. Mr. Jochum testified the lawn had been mowed, the skirting had been repaired, and the sleeper cab had been removed. Mr. Jochum recommended ordering the Respondents to pay for only the inspections found in non-compliance and ordering the Respondents to maintain the property and right-of-way perpetually. This specifically includes but is not limited to the following items: cans, cups, paper items, food wrappers, trash, litter, and debris of any kind on the property or along the fence lines.

Mr. Castle made a motion to order the Respondents to pay staff's costs due in the amount of \$510.09 for the inspections found in non-compliance to be paid within 30 days. The Respondents were also ordered to bring the property into compliance by removing all items in violation, such as household garbage, trash, litter, and debris; failure to comply with this order will result in a fine in the amount of \$50 per day for each and every day of non-compliance and will begin automatically any time hereafter the Respondents are found in violation. There was no second.

Mr. Castle amended his motion from 30 days to 15 days for staff's costs in the amount of \$510.09 to be paid and the property to be brought into compliance with the remainder of the motion being the same. Ms. Ruzzo seconded the amended motion and the amended motion carried.

File: CE2005-0622/Page-Rebstad

911 Address: 3263 CR 507/Wildwood

Parcel: G29A152A/OR – 721, PG – 648

SCCV: 13-E-312 SHC 301, 13-E-312 SHC 307.4, 6-104(2), 6-104(3), and 6-104(5)

The Respondent, Paula A. Page-Rebstad, was present and sworn in. Mr. Folden testified the Notice for Hearing had been sent by certified mail and the property was posted on 4/24/06. Mr. Folden testified 5/8/06 had been the last visit to the property in which the property was not in compliance. Mr. Folden submitted photographs into the record that were taken on 11/15/05 and 5/8/06 reflecting the violations, which consisted of the many repairs needed on the unsafe mobile home. Mr. Folden testified the grass had been mowed. Mr. Folden recommended the Respondent be ordered to make the necessary repairs to the mobile home or to remove it and remove all trash, litter, and debris from the yard. Mrs. Page-Rebstad testified the mobile home had been vacant since 2001 until her ex-husband moved into it, which he was not supposed to have done until all he had made all of the necessary repairs. Mrs. Page-Rebstad testified to her current husband's health issues, which are causing financial problems. Mrs. Page-Rebstad testified she had tried to secure the mobile home and property; however, she has had problems with vandalism and illegal dumping. Mrs. Page-Rebstad testified she had problems with her mortgage paperwork, which does not allow her a clear title to the mobile home or property making it unable to be sold. Mrs. Page-Rebstad testified she is meeting someone at her property on May 17, 2006, who will help her clean the property. The Board recommended boarding up the windows and doors in order to secure the mobile home.

Mrs. Barnes made a motion to order the Respondent to pay fees in the amount of \$150.00, to clean and secure the property, and to secure the mobile home within 30 days. The motion also included removing the mobile home by July 15, 2006; failure to comply with the order by removing the mobile home will result in a fine in the amount of \$25 per day for each and every day of non-compliance. Mr. Castle seconded the motion and the motion carried.

File: CE2006-0040/Varnum

911 Address: 4980 C-472/Oxford

Parcel: D20=044/OR – 900, PG – 720

SCCV: 6-104(2), 13-E.3.1.2 SHC 307.4, and 21-1(B)

The Respondents were not present. Mr. Jochum testified the Notice for Hearing had been sent by certified mail and was received on 3/25/06. Mr. Jochum testified 5/8/06 had been the last visit to the property, in which the property was not in compliance. Mr. Jochum submitted photographs into the record that were taken on 1/26/06, 2/9/06, 2/28/06, 3/21/06, 4/18/06, and 5/8/06 reflecting the violations. Mr. Jochum testified some progress had been made on cleaning the property. Mr. Jochum testified he had been informed by the fire department that the Varnums had tried to burn some of the items in violation, such as trash and a mobile home. Mr. Jochum testified he had requested a copy of the fire report but had never received it. Mr. Jochum recommended the Respondents be cited for all violations shown, be ordered to correct those violations, and to pay all staff's costs due. Attorney Thornton testified he thought Mr. Varnum was in federal prison, but Mrs. Varnum resided on the property. Attorney Thornton also testified the property was under contract for sale.

Mrs. Barnes made a motion to order the Respondent to pay all staff's costs in the amount of \$235.45 within 30 days and to bring the property into compliance within 30 days by removing all equipment, trash, and burnt mobile home remains; failure to comply with this order will result in a fine in the amount of \$50 per day for each and every day of non-compliance. Mr. Messer seconded the motion and the motion carried.

There being no further business, Mr. Messer made a motion to adjourn. Mrs. Ruzzo seconded the motion and the motion carried.

The meeting adjourned at 7:15 PM.

Chairperson

Recording Secretary